

MINUTES

CITY OF GLENDALE
BOARD OF ADJUSTMENT

COUNCIL CHAMBERS BUILDING
CONFERENCE ROOM B-3
5850 WEST GLENDALE AVENUE
GLENDALE, ARIZONA 85301

THURSDAY, MAY 12, 2011
6:00 P.M.

I. CALL TO ORDER

The meeting was called to order at approximately 6:00 p.m.

II. ROLL CALL

Board Members Present: Chairperson DeLossa, (Barrel), Vice Chair Bert Schwind, (Yucca), Ryan Mander, (Cactus), Jeff Blake (Mayoral), Cathy Cheshire (Cholla), Sandra Mendez (Ocotillo)

Board Member Absent: Douglas Berg (Sahuaro)

City Staff: Bill Luttrell, Senior Planner, Remigio Cordero, Planner, Paul Li, Assistant City Attorney, Gilbert Lopez, Revitalization Administrator, Alicia Rubio, Revitalization Coordinator, Diana Figueroa, Recording Secretary

III. APPROVAL OF MINUTES:

Chairperson DeLossa called for a **MOTION** regarding the Minutes from the Regular Meeting of October 14, 2010. Board member Mander made a **MOTION** to **APPROVE** the minutes as written. Board member Schwind **SECONDED** the **MOTION**, which was **approved 6 to 0**.

Chairperson DeLossa called for a **MOTION** regarding the Minutes from the Board Training of December 9, 2010. Board member Mander made a **MOTION** to **APPROVE** the minutes as written. Board member Schwind **SECONDED** the **MOTION**, which was **approved 6 to 0**.

IV. WITHDRAWALS AND CONTINUANCES

Chairperson DeLossa asked staff if there were any requests for Withdrawals or Continuances. There were none.

V. PUBLIC HEARING ITEMS:

Chairperson DeLossa called for the Public Hearing item.

VAR11-01: A variance request by the City of Glendale Community Revitalization Division, representing Jose Alavez, for a variance to allow a 15 foot side yard setback to the north and a 10 foot side yard setback to the south where a 20 foot perimeter setback is required in the R-3 (Multiple Residence) Zoning District. The site is located south of the southwest corner of Lamar Road and 60th Avenue (6738 North 60th Avenue). Staff Contact: Remigio Cordero, Planner (Ocotillo District).

Mr. Cordero explained this request to reduce the north side yard setback to 14 feet and the south side yard setback to 10 feet where a 20 foot perimeter setback is required for the R-3 (Multiple Residence) zoning district. He said the applicant is the City of Glendale Community Revitalization Division representing Mr. Jose Alavez.

Mr. Cordero said the applicant is requesting a variance to reduce the side yard setbacks to contrast a 572 square foot room addition. If approved, the City of Glendale Community Revitalization Division can proceed with submitting construction documents to the Community Development Group for review.

He indicated the property is located south of the southwest corner of 60th Avenue and Lamar Road and is approximately 9,000 square feet in size.

Mr. Cordero included by stating the request appears to meet all four findings and should be approved with the stipulations in the staff report.

Chair DeLossa called for questions from the Board.

Board member Blake asked if this is a multiple residence or a single family. Mr. Cordero stated it is a single family residence, which the zoning being R-3.

Chair DeLossa called for the applicant's presentation.

Ms. Alicia Rubio, Community Revitalization Division, explained that Mr. Alavez had applied for the Residential Remodel Program, which is federally funded. The purpose of the program is to rehabilitate single family residences. In addition to remodeling, an addition of 572 square feet is going to be included. This addition will be two more bedrooms and increasing the size of the bathrooms. She was open for questions.

Board member Schwind questioned what percentage of the project is funded by the property owner. Ms. Rubio explained it is a grant where a lien is placed on the home. This is forgiven over a period of time. In this case, it will be forgiven over a 20 year time period.

Board member Cheshire said this sounds like a wonderful program.

Chair DeLossa opened the public hearing.

With no one wishing to speak, Chair DeLossa closed the public hearing.

Chair DeLossa called for any other questions or discussions from the Board. The Board had no questions; therefore, he asked Mr. Paul Li, Assistant City Attorney, to proceed with the findings.

Based on the facts and evidence presented, Mr. Li requested a voice vote from the Board. He read each finding and waited as the Board responded.

Board member Mander made a motion to APPROVE Finding One, with Board member Blake seconding the MOTION.

Finding One. Chair DeLossa called for a voice vote on Finding One. The Board responded with a 6 – 0 vote of “Aye”.

Board member Blake made a motion to APPROVE Finding Two, with Board member Schwind seconding the MOTION.

Finding Two. Chair DeLossa called for a voice vote on Finding Two. The Board responded with a 6 – 0 vote with Board member Schwind voting “Nay”.

Board member Mander made a motion to APPROVE Finding Three, with Board member Cheshire seconding the MOTION.

Finding Three. Chair DeLossa called for a voice vote on Finding Three. The Board responded with a 6 – 0 vote with Board member Schwind voting “Nay”.

Board member Mander made a motion to APPROVE Finding Four, with Board member Cheshire seconding the MOTION.

Finding Four. Chair DeLossa called for a voice vote on Finding Four. The Board responded with a 6 – 0 vote of “Aye”.

Mr. Li asked that if based upon these findings, does the Board wish to grant a variance on VAR11-01 subject to the stipulations as set forth by the Planning Department.

Chair DeLossa polled the Board. They responded with a 5 – 0 vote of “Aye”. Case No. VAR11-01 was APPROVED 6 to 0.

VI. OTHER BUSINESS FROM THE FLOOR:
Chairperson DeLossa called for Other Business.

VII. PLANNING STAFF REPORT:

Chairperson DeLossa called for Staff Report. Mr. Luttrell stated there will be a special workshop on Wednesday, June 8 at 6:00pm, with the regular meeting taking place on Thursday, June 9.

VIII. BOARD COMMENTS AND SUGGESTIONS:

Chairperson DeLossa called for Board Comments and Suggestions. There were none.

Board member Mander asked for the proper procedure when approving the Findings. Mr. Li explained the process for the Board. In addition, the Board reviewed the protocol for making and approving motions.

Board member Schwind mentioned his concern regarding the delay in approval of Board minutes. Board meetings are held on a need only basis, therefore, minutes are not approved until the next public hearing. The last hearing took place in December 2010. Mr. Li stated there may be some options and would research this issue. He said he would provide the Board with his findings.

IX. ADJOURNMENT:

The meeting adjourned at approximately 6:42 p.m.

Respectfully Submitted,


Diana Figueroa, Recording Secretary